

## Training: Scenarios involve making quick decisions

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Just as subtle are the sensory clues coming from a subject the deputy approaches. Appearances — how they're dressed and how they smell; movements — like widening their stance; and verbal clues — such as saying, "I'm not going back to jail!"; are just some possible indicators of aggressive intention.

"These scenarios are built where if they do the right thing, it works out," Hoover said.

External factors such as availability of backup and who has the more powerful weapon sometimes determine whether a deputy pursues a subject in the first place. Deputies, who often patrol rural roads, may not, for instance, attempt to arrest a subject who is much larger in size if he or she is miles away from the nearest backup.

"You'd be surprised how quickly it comes to you," Hoover said.

Deputy Sheriff Thomas Phillips said his training in 10 years with the Sheriff's Office has helped him heighten his sensory awareness and utilize adrenaline.

"I wish people had the ability to come see this training to see how it is," he said. "I don't think people understand all the dynamics involved."

Parole and probation officers, who may not experience as many



Sgt. Michael Smith participates in training exercises at the Clatsop County Fairgrounds on Wednesday.

Danny Miller/The Daily Astorian

crisis situations as deputies on the street, have particularly benefited from the training, Parole and Probation Officer Heather Senquiz said. "This is good training for when I go out on my home visits or end up being called to a scene to talk to a subject I might know," Senquiz said.

### Quick decisions

Some scenarios involve making quick decisions about whether to shoot a subject who may or may not be armed. One situation this week combined elements of an actual standoff in Cannon Beach in February with another scene in Gearhart.

Deputies knew only that a man's wife had called to report a possible suicidal subject who may be in possession of two firearms. As is often the case in real life, deputies did not have access to the subject's criminal and mental health history, Hoover said. After finding the subject at a bus stop, the deputy must try to convince him to peacefully enter the police car and go to the hospital.

But after a brief conversation, the hooded subject walks out of the bus stop, begins to run toward the deputy and uses both hands to point a dark object toward the officer.

Deputies fired at the subject in each version of the scenario. It was not until after the exercise that Hoover revealed the object in the subject's hand was a cellphone.

With national scrutiny on law enforcement's use of deadly force, deputies in the field should focus on proper techniques based on information available to them at the time, Hoover said. If other deputies agree those actions may have saved lives, the Sheriff's Office will support them.

"Of course we have to deal with the fallout of it, but you were completely justified in shooting him," Hoover told one deputy after the scenario near the bus stop. "It's better to be tried by 12 than carried by six."

## Body: Tattoos may help ID remains

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The investigators are also researching the history of tides and currents in the area. Thanks to advances in technology, it is sometimes possible to determine where a body might have originated, based on tidal and climate data, Matlock said.

Identifying remains can take anywhere from hours to a year or more, depending on the condition of the remains and other factors. However, Walters and Matlock each described features of the remains that could help investigators make a fairly fast and decisive identification.

"We have some partial tattoos on the body that we are trying to identify, to see if anybody had someone of this description that was missing," Matlock said. A pathologist will perform a post-mortem examination this weekend, he added. The examination could potentially provide new insights into the case. In the near future, deputies will also enter images of her dental records and other distinctive features into national law enforcement databases.

## Deductions: Proposal would not alter federal interest deduction

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The upper income limit for single filers to itemize the deduction would be \$100,000, and for joint filers, \$200,000. For those making less, any amount of annual interest above \$15,000 — an amount that as time passes would be adjusted for inflation — could not be deducted from taxable income.

### Pros and cons

Proponents of the bill, including many of the state's affordable housing advocates, say that the tax break has had little effect on the rate of home ownership, that it largely benefits higher earners, and that some of the tax revenue sacrificed through the deduction could be instead used to address the state's low-income housing needs.

Critics of the proposal say that it would make buying certain homes less affordable for certain people by increasing the amount of taxable income they will have to pay.

Loans up to \$1 million for

joint filers, and \$500,000 for single taxpayers are eligible for the deduction.

In 2013, about half a million tax returns filed in Oregon used the deduction, but of those, less than half — about 237,000 — recorded incomes of more than \$84,300 per year, according to the Legislative Revenue Office.

Recent state revenue projections expect the state to forgo about \$880 million in revenue due to the deduction in the 2017-19 budget cycle, which begins in July.

### Additional revenue

It's not clear exactly how much the state would realize in additional revenue if the changes proposed by the bill are made.

But Christine Broniak, an economist with the state's Legislative Revenue Office, told lawmakers Thursday that based on census data she estimated that revenue from taxes on undeductible mortgage interest would increase 5 percent if homeowners were precluded from receiving the

mortgage interest deduction on non-principal residences. She did not specify an exact dollar amount.

She said the office could follow up with estimated revenue changes given other stipulations in the bill such as the income limits.

In the data available to her, Broniak said, there was no distinction between second homes that are vacation homes and those that are rentals, although in certain circumstances interest on a mortgage on a rental home could be considered a business expense.

### Housing shortage

Jon Chandler, CEO of the Oregon Homebuilders Association, acknowledged the state's housing shortage, but argued the legislation would not address the problem.

"We are underbuilding in this state, relative to demand, by about a 25 percent margin," Chandler said.

A lobbyist for the Oregon Association of Realtors, Shaun Jillions, told lawmakers that he was concerned that the bill did not call for the three-fifths majority needed in legislation that would raise revenue.

"It's very clear the intent of this legislation is to raise revenue," Jillions said.

But Mary King, professor emerita of economics at Portland State University, said that the deduction has not substantially altered the rate of homeownership in the state.

King and 23 other economists and housing policy experts wrote a letter supporting the measure to the House Committee on Human Services and Housing.

"Evidence shows that it does not affect homeownership rates," King said of the deduction. And while the state has "one of the largest mortgage interest deductions in the country," King said, homeownership rates here are lower than average.

Jillions, the lobbyist for the Realtors, argued that part of the reason homeownership rates are lower in Oregon is that median home prices are higher here than in states, such as West Virginia, where there is both an income tax and a relatively low mortgage interest deduction.

The median home price in Oregon is about \$317,000, and just over \$400,000 in Portland, according to the online real estate company Zillow.

### Rural divide

Juan Carlos Ordonez, communications director for the Oregon Center for Public Policy, a left-leaning think tank, charged that the mortgage interest deduction was inequitable, leaving fewer state resources for low-income people.

Most people who take advantage of the deduction

are white and live in urban counties, Ordonez said.

"The mortgage interest deduction is exacerbating the economic divide between rural and urban Oregon," Ordonez said.

Housing comes at a premium in rural Oregon compared to rural areas in other states, according to Oregon's Office of Economic Analysis. While median incomes in rural Oregon are on par with the rest of rural America, the median home value in rural Oregon is about \$151,500 — compared to \$95,700 nationally.

The proposal here would not alter the federal mortgage interest deduction.

Under the Oregon proposal, the estimated amount of revenue brought in that can be attributed to the change would go to the state's housing fund, which is managed by the state treasury.

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